



REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R  
WHEN SELLING YOUR HOME



14 Woodlands  
Harwich, CO12 5BZ

Guide price £400,000





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Harwich, CO12 5BZ

Guide Price £400,000 - £425,000. Located within a peaceful cul-de-sac, amidst beautiful local walks and stunning open countryside, this four bedroom home has been sympathetically extended using every nook of space to create a fantastic family home in the heart of Great Oakley. Boasting a well sized double length lounge with log burner, two additional reception rooms, conservatory, stunning fitted kitchen with modern appliances including wine cooler, separate utility room, two bathrooms and four well sized bedrooms, this home offers the charm and character of a traditional family home whilst offering the contemporary features and fittings of modern day life.

An opportunity to acquire this well planned four bedroom detached family house located in this cul-de-sac position in the frequently requested semi rural village of Great Oakley. This well planned home has undergone many improvements to include a garage conversion to an office/playroom, modern fitted kitchen and general modernisation. The







accommodation comprises:- entrance hall, cloakroom, office/playroom, reception room, dining room, modern kitchen and conservatory. On the first floor there are four bedrooms (bedroom one with en-suite) and a family bathroom. Outside there as ample off road parking via a sizeable driveway whilst the rear garden has been improved with patio and lawned area.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall: -

Cloakroom: - 1.75m x 0.86m (5'9 x 2'10) -

Office/Play Room: -

Lounge: - 4.98m x 3.61m (16'4 x 11'10) -

Dining Room: - 3.61m x 2.41m (11'10 x 7'11) -

Kitchen: - 4.19m x 3.10m (13'9 x 10'2) -

Conservatory: - 4.62m x 2.90m (15'2 x 9'6) -

Landing: -

Bedroom 1: - 3.63m x 3.20m (11'11 x 10'6) -

En-Suite: - 1.47m x 1.42m (4'10 x 4'8) -

Bedroom 2: - 3.71m x 3.02m (12'2 x 9'11) -

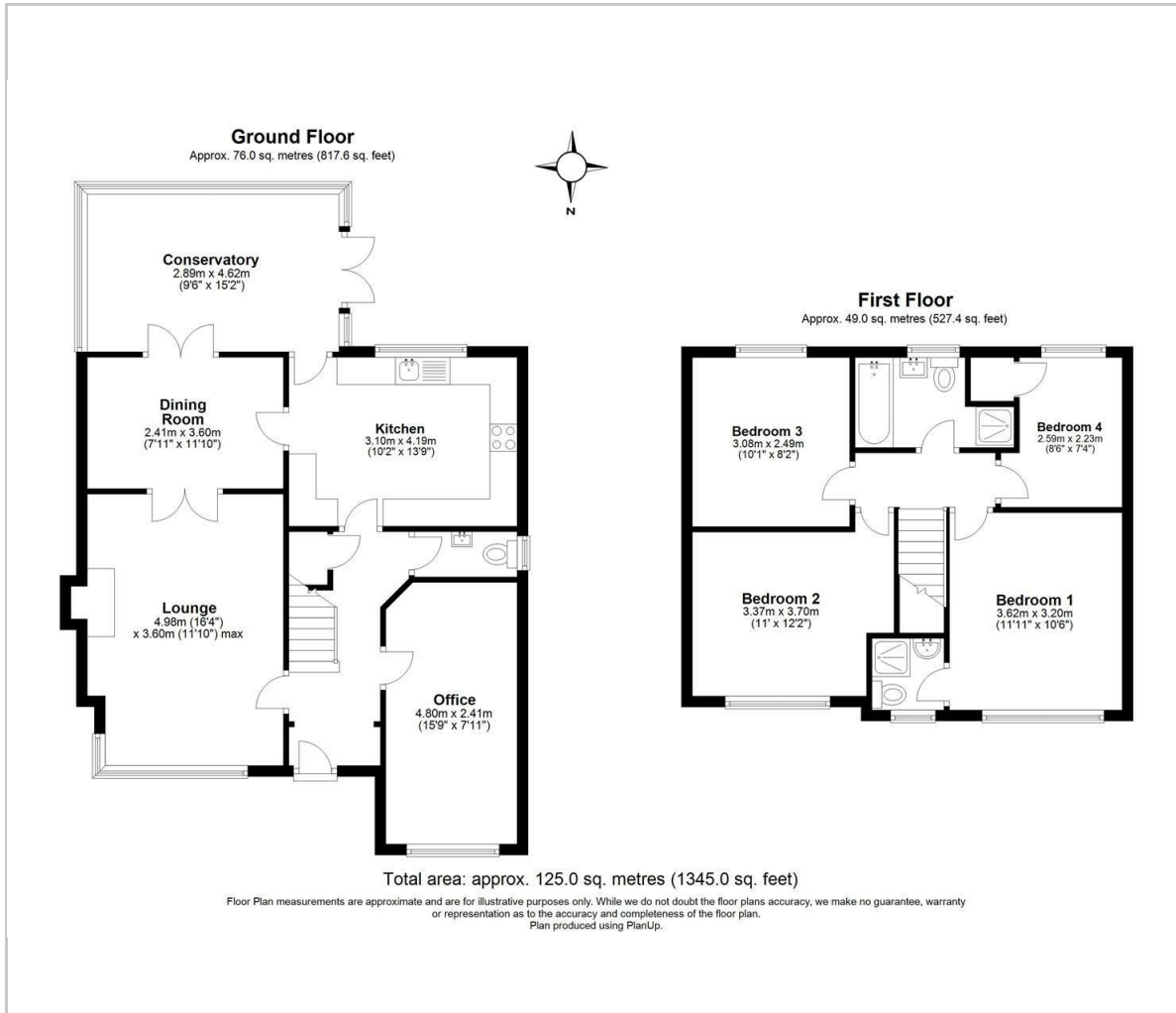
Bedroom 3: - 3.07m x 2.49m (10'1 x 8'2) -

Bedroom 4: - 2.59m x 2.24m (8'6 x 7'4) -

Bathroom: - 2.03m x 1.65m (6'8 x 5'5) -



## Floor Plan

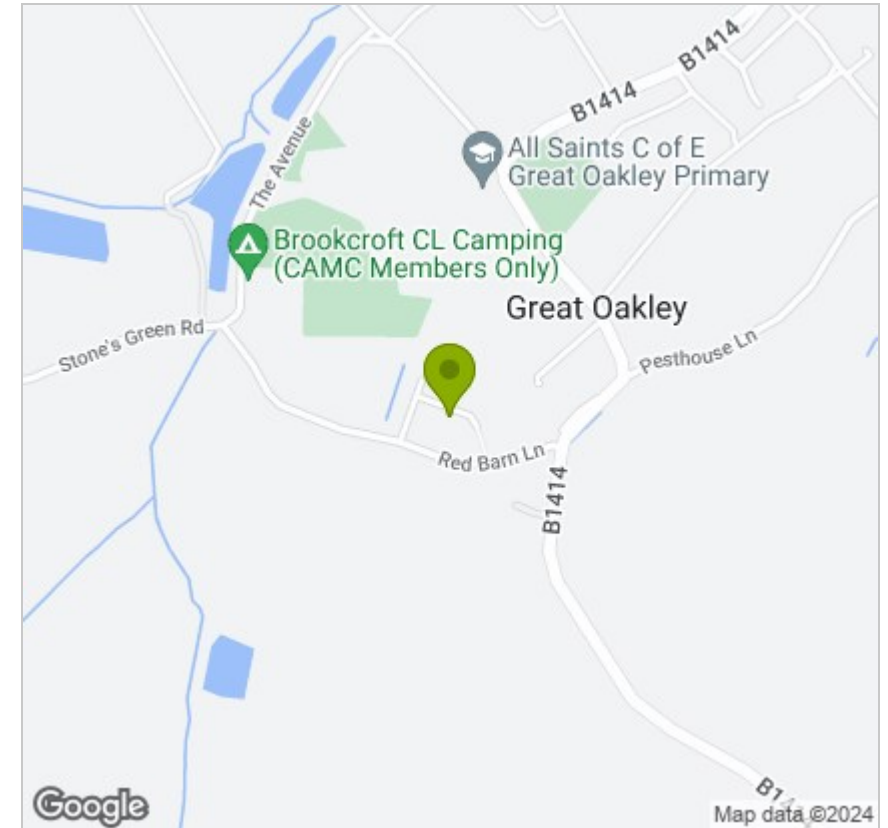


## Viewing

Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

